

HISTORIC PRESERVATION COMMISSION

Minutes

May 14, 2009

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, May 14th in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She read the purpose and procedure for the meeting.

In addition to Anne Lyles, the following members were present and introduced: Jack Errante, Susan Hurt, Deborah Johnson, Judy Kandl, Emily Perry, Andrew Pitner, Kathy Walters.

Absent: Anne Waters

Requests for Certificates of Appropriateness

H-20-09 1428 N. Main St. – Allen A. McCanless, owner / applicant

Douglas Guenthe, agent

Request: New Hardi exterior siding, window and door replacements, 6-ft. privacy fencing, change of paint colors; see attachments.

Douglas Guenthe, agent, was sworn in to give testimony for the request.

Janet Gapen , staff liaison, was also sworn in.

Staff presented slides as Mr. Guenthe presented the request.

Mr. Guenthe began by informing Commission members that he wanted to bring the structure back to a historic dwelling. He said he would like to buy the house from the owner if he is allowed to follow through with the proposed plans.

Mr. Guenthe testified that the existing clapboard and windows were in a condition that could not be saved. However, the roof was in adequate shape. As slides were shown, he pointed out the siding that had more recently been put on the structure. He testified that the proposed fiber cement siding would not be exact to what was already there but would have the same look and be more durable.

Mr. Guenthe testified that the windows would be replaced with wood Jefferson 100 double hung windows; all with grids except 2 large windows currently boarded up, that would be wood with solid glass panes, and no grids. Also, an existing window located in the gable would be replaced.

Mr. Guenthe testified that the doors on the front and back would be replaced with new 32-inch fiber glass doors. Pictures were presented of the proposed 6-panel back door, and the 3/4-lite front door.

Color samples were presented as follows: body, gray; porch floor, white; columns, beige; doors, white; corner boards, gray; window sash, white; door and window trim, white; porch ceiling, blue. The existing roofing is green, and the foundation is brick.

Mr. Guenthe told Commission members that the structure could not last unless it is stabilized; and the only other option would be demolition. He said he wants it to be environmental and energy efficient.

Susan Hurt read the following exterior walls and trim guideline: *Retain and preserve historic wall materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.*

Mr. Guenthe informed Commission members that he had not been able to find the same existing board, but the width would be similar. He stated that the fiber cement siding would have the same look, is environmental friendly and easy to obtain.

In response to Judy Kandl who asked if the windows would be true-divided, Mr. Guenthe testified that the windows would have internal grids.

In reference to fencing, Mr. Guenthe testified that the 6-ft privacy fence would begin at the edge of the back porch corner. The gate would be 6 feet with metal hardware.

Mr. Guenthe testified in reference to a question from Judy Kandl, that the existing columns located on the back of the structure would remain, and that the railings would be put back so that the back of the structure would look the same as the front.

Anne Lyles inquired as to whether the existing wood siding would be salvaged, to which he responded "no" and further stated that he did not think it was viable to be saved.

Judy Kandl asked if she was correct in hearing that he planned to remove 100% of the existing wood siding. Mr. Guenthe verified that she was correct. However, he continued, he would like to save it if he could, and repair as needed. Some, he said, is rotted out. He further stated that all the trim work would be trimmed out the same and all the ornamental features would remain as they now exist.

Judy Kandl summarized the plan requested as follows which was confirmed by Mr. Guenthe as being correct:

- Remove wood siding
- Repair and/or replace roof and porch trim with wood
- Remove all window trim that is wood and replace with fiber cement
- Replace corner boards and trim around windows with fiber cement

Mr. Guenthe told Commission members that he preferred the fiber cement siding because it is environmental friendly and long term. He said, "It is a lifetime product."

Mr. Guenthe confirmed that 99 percent of the wood on the house would have to be replaced; however, he indicated that using new wood, which he described as a "loss leader," for replacement siding, scared him. He said, "I would love to save this property, but I have deep apprehensions about going back to wood."

In response to Judy Kandl who asked if he would be applying for federal tax credits, Mr. Guenthe said he would be eligible for energy tax credits for the windows only. He said but he was not applying for tax credits from the State Historic Preservation Office.

Judy Kandl questioned what the proposed plans for an existing opening seen on the left side elevation of the structure which appeared to have been a window at some time. Mr. Guenthe said he could put a window into the opening, though he would prefer to take it out. He explained that the opening was located in a non-original addition onto the kitchen that was used as a pantry area.

From the slides another small window on the side elevation was shown which Mr. Guenthe said would be removed and replaced with a larger window.

In response to other questions from the Commission, Mr. Guenthe said the porch floor boards would be pulled, repaired and/or replaced as needed. He said all the masonry was new. In addition, the chimneys have been rebuilt, and the roof would remain tin. Also, the front columns would be remain and be repaired and painted.

Jack Errante inquired as to the different sizes of siding that would be on the house. Mr. Guenthe testified that there are various sizes: 2", 5 1/2" and 6". He said when completed the siding would all look to be the same size as the yellow siding presently existing on the structure.

Mr. Guenthe closed his testimony by stating that he knew his proposals were not a perfect fit for the Design Guidelines but the end result would be saving the house and making it look good.

Public Hearing

Jack Thomson, Director of Historic Salisbury Foundation, Inc. was sworn to speak in opposition to the request. Mr. Thomson testified that although he was glad to hear of the efforts to improve the property, he was not in favor of the proposed fiber cement siding. He said it would set a dangerous precedent if allowed on the structure.

There was no one present to speak in support of the request.

Deliberation

Judy Kandl began by stating that typically whatever siding is original can be found at the front porch because it has been protected. She said any other siding placed on the house should match that. She continued by explaining what the muntins on the windows should look like. She stated that what goes between the panes is more flat.

Anne Lyles noted that the boards on the front porch were not lapped.

Judy Kandl informed Mr. Guenthe that his request was for a major change of materials and according to the guidelines that would not be appropriate.

Jack Errante stated that Hardi-board has been approved by the Commission over the past 3 years for very small projects, but not for anything as big as his proposal.

Janet Gapen explained that contemporary materials such as the fiber cement have been approved in new construction and on additions within Salisbury historic districts, but the Design Guidelines say it should not make up the majority of materials on a finished product.

Judy Kandl read from the Wood guidelines #3 which says: *Retain and preserve historic wooden fabric whenever possible. If replacement is necessary, use new wood that matches the original in dimension, shape, detail, and texture.* And, from Additions guidelines, she read the following:

Contemporary substitute materials that closely imitate historic materials may be used on a limited basis, but should not make up the majority of the finish materials on a project. She informed Mr. Guenthe that wood is a material of great longevity when it is properly maintained.

Ms. Kandl informed Mr. Guenthe that the doors on the front and back needed to be replaced with like materials in an appropriate style.

Mr. Guenthe testified that both doors would be painted fiberglass with simulated leaded glass between the solid glass. He testified that he prefers the fiberglass material over wood veneer, and all of the wood doors that he could find were veneer.

In reference to the replacement of the windows, Ms. Kandl inquired as to whether the windows were deteriorated enough to be replaced.

Mr. Guenthe responded that the windows were deteriorated and the proposed replacement windows would be wood, double hung, simulated divided light with internal grids.

Kathy Walters read from the guidelines for Windows & Doors, number 5 & 15 as follows:

5. *If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.*
15. *It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.*

Susan Hurt said to Mr. Guenthe that the Commission has to comply with the guidelines.

Anne Lyles explained that she would love to see the house saved, and suggested that Mr. Guenthe contact the Historic Salisbury Foundation and/or the State Historic Preservation Office to see what recommendations they would have for the materials that he might use. She further commented that she lives in a 117-year old house that still has its original wood siding.

Janet Gapen stated that she would give Mr. Guenthe the names of some contact persons.

There being no other comments or questions, the Chair called for a motion but gave Mr. Guenthe the option to withdraw the request since it appeared that the vote would not be in his favor.

Jack Errante suggested the possibility of turning the case over to a committee to visit the site and make recommendations.

Janet Gapen informed the Commission that a motion, if denied, would give Mr. Guenthe the option for an appeal should he choose to do so, whereas a withdrawal would not allow him that privilege.

Susan Hurt then made the following motion: "I move that the Commission find the following facts concerning Application #H-20-09 – that Douglas Guenthe, agent for Allen A. McCanless, owner of 1428 N. Main Street, appeared before the Commission and sought a Certificate of Appropriateness to install new Hardi exterior siding, front and rear fiberglass doors, wood double hung windows, 6 ft. privacy fence, and change of paint colors; that Jack Thomson, appeared before the Commission to oppose this request, this request should not be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 2 – Changes to Buildings – Exterior Walls & Trim, pages 14-15, guidelines 1-10; Chapter 2 – Changes to Buildings – Windows & Doors, pages 16-19, guidelines 1-16; Chapter 4 – Site Features & District Setting – Fences & Walls, pages 56-57, guidelines 9.10, and 14 of the Residential Historic District Design Guidelines; that this request is not consistent with Design Guideline # 5, 11, and 15, page 15-17 of Chapter 2 which requires that only the deteriorated element of a window or door be replaced to match the original in size, scale, proportion, pane or panel division, material and detail; that replacement windows duplicate the originals and fit within the existing openings; that snap-in muntins or internal grids not be used as replacements for true divided-light window panes; that this request is not consistent with Design Guideline # 3, page 13 & 29 of Chapter 2 which requires that substitute materials be used only if the original materials are not technically feasible; therefore, I further move that a Certificate of Appropriateness for Application #H-20-09 be denied to Douglas Guenthe, agent for Allen A. McCanless, owner of 1428 N. Main Street, to make the changes detailed in the application, with the following changes agreed to by the applicant: fence and paint colors may be referred for approval as a minor work."

Kathy Walters seconded the motion; all members present voted AYE.

H-21-09 118 N. Main St. – Miller Davis Development, owner; Mike Miller, applicant
Request: (1) Add awnings to front of building: black, Sunbrella canvas.

Mike Miller was sworn in to give testimony for the request.

Staff presented slides.

Mr. Miller testified that he would like to add Sunbrella awnings to the front of his business. The awnings, he said, would be black canvass with aluminum framing. There would be no lettering. He stated that the awning would be located 8 ft. off the front of the building and be in a fixed position.

In response to a question from Judy Kandl, he said there would be no lighting.

Public Hearing

There was no one present to speak in support or opposition to the request.

Deliberation

Judy Kandl stated that the original awnings on the building extended beyond the opening as is proposed for the new awnings; therefore, the proposed awnings are compliant with the guidelines because it is consistent with what was there originally.

Judy Kandl further stated that entire project, including the fabric and color, comply with the guidelines.

Motion

Kathy Walters made the motion as follows – “I move that the Commission find the following facts concerning Application #H-21-09 – that Mike & Jenna Miller, owner of 118 N. Main Street, appeared before the Commission and sought a Certificate of Appropriateness to install black, Sunberra canvas awnings to the front of the building; that no one appeared before the Commission to support or oppose the request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 4 – Site Features and District Setting – Signage & Awnings, pages 54-56, guidelines 11-15 of the Non-Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-21-09 be granted to Mike & Jenna Miller, owner of 118 N. Main Street to make the changes detailed in the application.”

Deborah Johnson seconded the motion; all members present voted AYE.

H-22-09 218 W. Council St. – City of Salisbury, owner; Vickie Eddleman, applicant
Request: Install Cobra cut-off fixtures on wooden utility poles with a mounting height of 30 ft. - this fixture is the same type as that which is pre-approved for use as a street light in historic areas.

Vickie Eddleman was sworn to give testimony for the request.

Staff presented slides.

Vickie Eddleman informed the Commission that the lighting in the city parking lot is being addressed for safety concerns.

From the slides she pointed out the three existing lights in the parking lot: 100-watt NEMA high pressure sodium on 30” arm, 100-watt high pressure sodium NEMA on 20’ pole, and 175-watt mercury vapor NEMA on 6’ pole. She also indicated the direction in which the light is aimed.

Ms. Eddleman testified that the Cobra flat lens is proposed for the new light fixtures. The fixtures will be mounted with typical 6 ft. metal arms on the existing 3 wooden poles, with a mounting height of 30 ft. She stated that the orientation and appearance would be the same in each of the lights. A slide was shown, as an example, of the same fixture being used on Fulton St., as the one proposed for the parking lot.

Ms. Eddleman also presented the lighting plan.

In response to a question from Jack Errante, Ms. Eddleman stated that a variety of wattage is proposed for the new lights in order to get the uniformity needed to light the entire lot.

Public Hearing

There was no one present to speak in support or opposition to the request.

Deliberation

Susan Hurt stated that the proposed lighting is compatible with the district and meets the guidelines.

Motion

Andrew Pitner made the following motion – “I move that the Commission find the following facts concerning Application #H-22-09 – that Vickie Eddleman, applicant for the City of Salisbury, owner of 218 W. Council Street, appeared before the Commission and sought a Certificate of Appropriateness to install Cobra cut-off fixtures on wooden utility poles with a mounting height of 30 ft.; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Sites Features and District Setting – Lighting, page 61, guidelines 1-6 of the Non-Residential Historic District Design Guidelines; mitigating factor: fixture is the same type as the lighting pre-approved for the streets in the historic districts, making it consistent; therefore, I further move that a Certificate of Appropriateness for Application #H-22-09 be granted to Vickie Eddleman, applicant for the City of Salisbury, owner of 218 W. Council Street, to make the changes detailed in the application.”

Jack Errante seconded the motion. Commission members Errante, Hurt, Johnson, Lyles, Perry, Walters and Pitner voted AYE; member Kandl voted NO.

H-23-09 903 N. Main St. – Mary Lee Arceo, owner & applicant
901 N. Main St. – Tom & Lori Schwaim, owner

112 E. Steele St. - Michael & Betty Crayton, owner

Request: Replacement of existing common driveway/alleyway that services all 3 properties mentioned above; additional parking added to 901 & 903 N. Main St.; 903 N. Main St. property will rotate existing storage building 90° in its same location.

Thomas Schwaim and Mike Arceo were sworn to give testimony for the request.

Staff presented slides.

The applicants testified of the need for parking availability for 2 cars at 901 & 903 N. Main St.

Thomas Schwaim testified that the existing storage building located on the property at 903 N. Main Street would be rotated 90° in order to provide spaces for 2 cars. He stated that there was no access to the back of 903 N. Main St. for a driveway access and pointed out on the slide that the current driveway is off of W. Steele Street.

In response to a question from Jack Errante who asked what the distance was from the house at 903 N. Main St. to the storage building, Mr. Schwaim stated that there is approximately 40-45 ft. from the back of the house to the building. He further testified that 3 ft. of the lawn would be covered for the spaces, and 1 small tree would need to be removed; the removal of the tree has already received approval.

Public Hearing

There was no one present to speak in support or opposition to the request.

Deliberation

Judy Kandl stated that the request complies with the guidelines. She complimented the neighbors for coming together with a plan to solve their problems, as well as for their submitted drawings. She said rotating a shed, not a garage was not an issue, especially since the new location would not be that far from where it was originally. The parking spaces, she stated, are consistent with the pattern of the neighborhoods that have alleys. She further stated that the spaces would not be taking up a lot of green space. She continued by reading the specific guidelines to show compliance.

Motion

Jack Errante made the motion as follows: "I move that the Commission find the following facts concerning Application #H-23-09 – that Mary Lee Arceo, owner of 903 N. Main St., Tom & Lori Schwaim, owner of 901 N. Main St., and Michael & Betty Crayton, owners of 112 E. Steele St., appeared before the Commission and sought a

Certificate of Appropriateness to replace the existing common driveway/alley that services the properties; additional parking added at N. Main St. properties, 903 N. Main will rotate existing storage building 90° in same location; that no one appeared before the Commission to support or oppose this request; this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 4 – Site Features & District Setting – Driveways & Off-street Parking, pages 60-61, guidelines 1,4,5, and 13 of the Residential Historic District Design Guidelines; no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-23-09 be granted to Mary Lee Arceo, owner of 903 N. Main St., Tom & Lori Schwaim, owner of 901 N. Main St., and Michael & Betty Crayton, owner of 112 E. Steele St. to make the changes detailed in the application.”

Andrew Pitner seconded the motion; all members present voted AYE.

H-24-09 323 N. Main St. – Rowan Investment Co., Inc., owner
Gray Stout, AIA, applicant/agent for John Ketner

Request: Exterior improvements; see attachments.

POSTPONED TO NEXT MEETING

H-25-09 APPLICATION WITHDRAWN

H-26-09 Intersection of N. Main St. & W. Miller St. –

Public right-of-way, City of Salisbury, owner

Janet Gapen, applicant

Request: Changes to include relocating curb along W. Miller St., narrowing the street by approximately 8 ft. to accommodate installation of new sidewalks, and installation of handicap-accessible ramps at intersection with N. Main St.

Janet Gapen was sworn to give testimony for the request.

Staff presented slides.

Janet Gapen informed the Commission that changes to the street were necessary in order to install new sidewalks and for the installation of handicap-accessible ramps which include relocating the curb along W. Miller St., and narrowing the street approximately 8 ft. The sidewalks will extend through the intersection of N. Main St. & W. Miller St. and over to Jackson St. She testified that narrowing of the streets would allow them to be consistent in size with other residential streets. The sidewalks will be 5 ft., and there will be a 3 ft. planting strip for trees.

The handicap accessible ramps will be similar to those already installed along N. Main St. and cross walks will be applied with white markings for high visibility.

In response to a question from Jack Errante, Ms. Gapen stated that there would still be on street parking.

Public Hearing

There was no one present to speak in support or opposition to the request.

Deliberation

Commission members agreed that the request met all of the guidelines.

Motion

Deborah Johnson made the motion as follows: "I move that the Commission find the following facts concerning Application #H-26-09 – that Janet Gapen, applicant for the City of Salisbury, owner of the intersection of N. Main Street with W. Miller St., appeared before the Commission and sought a Certificate of Appropriateness to relocate the curb along W. Miller St. to 8 ft. to accommodate a new sidewalk, and install handicapped accessible ramps at the intersection with N. Main St.; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation, and Chapter 4 – Site Features and District Setting – Landscaping & Streetscape, pages 59-60, guidelines 2; Chapter 4 – Site Features & District Setting – Parking & Paving, pages 57-58, guideline 1 of the Non-Residential Historic District Design Guidelines; no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-26-09 be granted to Janet Gapen, applicant for the City of Salisbury, owner of the intersection of N. Main St. with Miller St. to make the changes detailed in the application."

Jack Errante seconded the motion; all members present voted AYE.

Committee Reports

Minor works There were no questions from Commission members concerning the April 2009 minor work approvals.

Other Business

Update on H-25-08 112 S. Fulton Street (Blackmer House)

Janet Gapen informed Commission members that when Mr. Blackmer received the letter that was mailed to him some time ago, he said he would have his attorney to look at it and then respond; however, there has been no response from him.

Judy Kandl stated that the committee needs to meet again to decide what to do now since there has been no response.

Jack Errante said it was his opinion that since there was no response received by the dead-line date of April 30th, they should proceed with the alternatives.

Anne Lyles stated that it is her understanding that Mr. Blackmer still does not want any private residential ownership of the house. However, he has also indicated that he really does not want to demolish it.

Janet Gapen noted that the end of the 365-day delay date was fast approaching. She would let the committee know if and when the next meeting would be scheduled.

Preservation Month 2009

Janet Gapen stated that the pages for the coloring contest have been repeated in the newspaper and on the city's website. She said a committee of judges will need to be selected; winners would receive Downtown Dollars.

Susan Hurt suggested posting some architectural features from a variety of historical structures in the newspaper allowing persons to guess the locations from which the features were taken, as an idea for a future Preservation Month activity.

Ms. Gapen reminded the Commission of the scavenger hunt that had been done before which was very similar to Ms. Hurt's suggestion. She said there was not a lot of participation at that time, but it could be considered again for next year along with the coloring contest. She also suggested a hands-on workshop, and collection of old photos of houses that could start an archive of photos, as other future activities.

Report from Nominating Committee

Andrew Pitner reported that the Nominating Committee would like to offer the same officers for another year. They are Anne Lyles, Chair; and Susan Hurt, Vice-Chair. Jack Errante made the motion to honor the recommendation from the committee, seconded by Kathy Walters; all members present voted AYE.

Presentation on aluminum windows

Judy Kandl presented a presentation to the Commission on aluminum operable windows.

Minutes

The April minutes were approved following corrections with a motion from Andrew Pitner, seconded by Jack Errante; all members voted AYE.

Announcements

- Dedication Ceremony for new historic markers for the Dixonville Cemetery will be held May 30th, 11:00 a.m.
- Historic Conference, Pinehurst NC; Registration-\$10 (can be paid by the city) Ms. Gapen needs to know by May 22nd who will be attending.
- Peace Pole will be installed at Dan Nicholas Park, May 16th at *Let's Get Connected Day* sponsored by the Covenant Community Connection.

Adjournment

There being no other business to come before the Commission, the meeting was adjourned at 7:50 p.m. upon a motion by Jack Errante, seconded by Andrew Pitner; all members voted AYE.

Anne Lyles, Chairperson

Judy Jordan, Secretary